

PLANNING APPLICATION

CITY OF SANTA CLARA PLANNING DIVISION

1500 Warburton Avenue Santa Clara, California 95050

(408) 615-2450 Fax: (408) 247-9857

E-mail Planning@ci.santa-clara.ca.usWebsite: www.ci.santa-clara.ca.us

See reverse side for application requirements

APPLICATION FOR:

(Please check all applicable boxes)

- ☒ **VARIANCE**
☐ **USE PERMIT**
☒ **ZONING CHANGE**
☐ **TENTATIVE MAP**
☐ **TENTATIVE PARCEL MAP**
☐ **LOT LINE ADJUSTMENT**
☐ **MODIFICATION**
☐ **SPECIAL PERMIT**
☐ **HISTORICAL & LANDMARKS COMMISSION**
☐ **GENERAL PLAN AMENDMENT**
☐ **(OTHER):**

ARCHITECTURAL REVIEW FOR:

- ☐ **RESIDENTIAL**
☐ **NON-RESIDENTIAL**
☐ **MIXED-USE**
☐ **LANDSCAPE**
☐ **SIGNS**
☐ **TEMPORARY SIGNS**

FOR PLANNING STAFF USE ONLYChecked in by: RLR on 3/12/08Fee: 14,299 Receipt number:PCC-SC meeting date: 3/24/08Tentative Commission date: TPDTentative AC meeting date: TPDFile number(s): PLN 2008-06947CEA 2008-01060**ENVIRONMENTAL REVIEW:**
☐ EXEMPT
 ☐ NEG DEC
 ☒ EIR

Fax to: _____

Fax #: _____

Project Address: 4900 Centennial Blvd, Santa Clara, CA 95054Building area: 1,950,000± square feet

County Assessor's Parcel Number (APN): _____

Gross lot area: 33± acres / square feet

Development Project Description: The proposed project consists of a new, approximately 68,500 seat stadium, expandable to approximately 75,000 seats for special events, such as the NFL Super Bowl. Rezoning to PD(B). Variance to allow off-site parking

Hazardous Wastes and Substances Statement (Calif. Gov. Code 65962.5):

- ☒ This site is **not** included on the Hazardous Wastes and Substances Sites List
☐ This site is on the Hazardous Wastes and Substances Sites List.
 (A copy of this list is available in the Planning Office)

Date of list: 04-17-98

Regulatory ID #: _____

☐ **Urban Runoff Pollution Prevention Program (URPPP) information provided to applicant**
 Please print all information legibly, including correct zip code.

Applicant: Larry MacNeilMailing address: 4949 Centennial BlvdDay phone: 408-562-4986Company: 49ers Stadium, LLCCity: Santa Clara, CaliforniaFax #: 408-492-1749Signature: [Signature]Zip code: 95054

E-Mail (Optional): _____

Property Owner: City of Santa ClaraMailing address: 1500 Warburton AveDay phone: 408-615-2212

Company: _____

City: City of Santa ClaraFax #: 408-241-6771Signature: Jennifer Sparacino
City ManagerZip code: 95050

E-Mail (Optional): _____

NOTE: Please attach the names and full addresses, including zip codes, of all other involved parties to which you would like agendas and minutes sent.

Statement of justification for the above **APPLICATION** (this statement will be included in the staff report to the Planning Commission; a separate statement may be attached, if necessary): Contact staff for assistance on preparing a statement.

See attached - To follow**Tentative Map / Tentative Parcel Map / Lot-Line Adjustment application only:**

Engineering firm: _____ Engineer's name: _____

Address: _____ Phone #: _____

Fax #: _____

Internet E-Mail (Optional) _____ Engineer's signature _____

STAFF COMMENTS: _____

TO BE COMPLETE, IN ADDITION TO FILING THE APPROPRIATE APPLICATION FEES AND ANY REQUIRED ENVIRONMENTAL INFORMATION, THE FOLLOWING PLANS AND DATA MUST ACCOMPANY THE PLANNING APPLICATION, BASED UPON THE TYPE REQUEST BEING MADE:

Note: All submittals must be black line drawings. No blue line drawings will be accepted

<u>TYPE OF REQUEST</u>	<u>Required materials to be submitted (stapled and collated)</u>
Application for:	(Please refer to the SCHEDULE below)
VARIANCE, USE PERMIT, or ZONING CHANGE.....	12 COPIES of A; 12 COPIES of B; 12 COPIES of C; 1 COPY of D
MODIFICATION.....	5 COPIES of A; 5 COPIES of B; 5 COPIES of C
TENTATIVE MAP, TENTATIVE PARCEL MAP, or LOT-LINE ADJUSTMENT.....	12 COPIES of A; One (1) 8 1/2" x 11" reduction of A
HISTORICAL and LANDMARKS COMMISSION.....	5 COPIES of A; 5 COPIES of B; 5 COPIES of C; 1 copy of D
SPECIAL PERMIT, GENERAL PLAN AMENDMENT, or TEMPORARY SIGN PERMIT.....	(See Planning Division Personnel)
Architectural Review for:	
RESIDENTIAL, NON-RESIDENTIAL, or MIXED-USE.....	4 COPIES of A; 4 COPIES of B; 4 COPIES of C
LANDSCAPING.....	4 COPIES of E; 4 COPIES of F
SIGNS.....	4 COPIES of G; 4 COPIES of H

GENERAL NOTES:

- ☐ A non-refundable filing fee must accompany this application, when applicable; checks payable to the City of Santa Clara.
- ☐ Extra copies of these materials and/or additional information, such as photos or exterior-surface-material samples, may be requested by staff based upon pre-application discussions or upon review of application.
- ☐ All applications and materials, including reductions, must be LEGIBLE in order for the application to be deemed complete.
- ☐ An application may be deemed incomplete and its review delayed if any of the required materials are not provided.

REQUIRED PLANS

- A. Fully dimensioned SITE PLAN showing:
- ☐ Property lines, including distance from street centerlines and face of curb; official plan lines for streets; building setback lines; all easements and public/private utilities; fences
 - ☐ Lot square footage, building square footage (including carports, covered patios, sheds, etc.); percent of lot coverage
 - ☐ Existing and proposed buildings and other structures (including roof peaks and overhangs)
 - ☐ Driveways, parking spaces and circulation (including sidewalks); planted areas (see landscaping checklist if applicable)
 - ☐ Trash enclosures (except for single-family residential); screens for roof-mounted or ground mounted tanks, equipment, etc.
 - ☐ Exterior lighting (except for single-family residential)
 - ☐ Required and proposed parking layout and data (including compact and handicapped stalls) and restaurant seating counts
- B. ☐ FLOOR PLAN indicating existing and proposed areas (including interior dimensions of covered parking areas)
- C. Fully dimensioned ELEVATIONS showing:
- ☐ All principal proposed views; Existing elevations (including materials)
 - ☐ Proposed materials, textures and colors of exposed surfaces
- D. ☐ One 8 1/2" X 11" reduction of each sheet in A., B. and C.
- E. Fully dimensioned LANDSCAPE SITE PLAN showing:
- ☐ Property lines, including distance from street centerlines and face of curb; existing and proposed building outlines
 - ☐ Major underground utilities (including existing underground wells or tanks)
 - ☐ Existing trees with trunks over one foot in diameter
 - ☐ Outline of all planted areas showing the required 6-inch concrete curbing
 - ☐ Precise location, or pattern and spacing of all plants (keyed to schedule in paragraph AF); location and topography of berms
 - ☐ Required irrigation system showing complete coverage
 - ☐ Right-of-way planting (if applicable)
- F. Schedule of Plantings, preferably in table form, showing:
- ☐ Botanical name; common name; size (container size, height, trunk diameter, spread); total number and spacing
- G. Fully dimensioned SITE PLAN showing:
- ☐ Property lines, including distance from street centerlines and face of curb; official plan lines for streets, building setback lines and any existing or planned above ground utilities, easements in the area of the request
 - ☐ All buildings and structures
 - ☐ Location of all existing and proposed signs; sign setbacks from property lines and structures
- H. Fully dimensioned SIGN ELEVATIONS showing:
- ☐ Each sign, existing and proposed, showing materials and colors
 - ☐ The building face or marquee with proposed signs attached (except for free-standing signs)
 - ☐ Square footage of all existing and proposed signs

Project Location

The whole of the project involves a number of parcels and consists of improvements, changes to existing improvements, and activities on several sites adjacent to and in the vicinity of the stadium site proper. Generally, the project site is located at the intersection of Tasman Drive and Centennial Boulevard in the City of Santa Clara. The primary stadium site [**“Stadium Site”**] will consist of approximately 33 acres bounded on the north by Tasman Drive; on the east by the Santa Clara Youth Soccer Park [**“Soccer Park”**] and portions of the existing Marie P. DeBartolo Sports Centre [**“Training Facility”**]; on the south by Silicon Valley Power’s Northern Receiving Station [**“Receiving Station”**] as well as the City of Santa Clara’s North Side Water Storage Tanks [**“Water Tanks”**]; and on the west by Arroyo San Tomas Aquino Channel [**“San Tomas Creek”**]. The preferred garage site consists of 4 acres at the northeast intersection of Tasman Drive and San Tomas Creek [**“Garage Site”**]. The existing substation site consists of 2.1 acres on the south side of Tasman Drive just to the west of its intersection with San Tomas Creek [**“Substation Site”**]. Additional parking for game days and other large events will include the use of public and private sites in the general vicinity of the stadium site.

Alternative sites for both the stadium and the parking garage will be examined as a part of the EIR process.

~~Regional~~, ~~Vicinity~~, and aerial maps of these sites are shown on Figures 1, 2, and 3.

Project Description

The proposed project consists of construction and operation of an approximately 68,500 seat stadium, expandable to approximately 75,000 seats for special events (such as the NFL Super Bowl). The project would also include the construction and potential shared use of an approximately 1,780 stall parking garage on a site near the stadium, approximately 1,000 new surface parking spaces around and near the Stadium and the demolition and relocation of an existing City-owned electrical substation. The off-site parking needs for use by Stadium patrons would include both this new construction and use of existing parking in the area.

The Stadium would be developed and owned by a public agency proposed to be formed by the City of Santa Clara and the City Redevelopment Agency [**“Stadium Authority”**]. The Stadium would be leased by the Stadium Authority to the San Francisco 49ers, an NFL franchise, for use for its home games. It is expected that the Stadium Authority would also use the Stadium for other events, which could include sporting events, concerts, community activities and other gatherings.

Use of the Stadium for NFL football games would generally occur on weekends, with an occasional week night game, falling generally in the time frame of August through January. Other large-gathering uses of the Stadium would generally fall on weekends or in evenings to avoid conflict with the surrounding employment center that encompasses a range of office and commercial services. Minor events that use only a portion of the facility and would not rely upon parking in lots on nearby commercial properties may occur at any time. Food and alcoholic beverage sales and service and retail services are integral to many of the uses of the stadium. Hours of operation of the Stadium can be restricted by conditions of approval.

In order to create the Stadium Site, Centennial Boulevard extending southward from Tasman Drive will be abandoned, demolished and incorporated into the Stadium Site. Additionally, portions of the site of the existing 49ers Training Facility would be incorporated into the Stadium Site. As part of the project, the existing 49ers Training Facility building may be either partially or fully demolished, and any demolished space would be replaced by space in the new stadium. Development of the stadium would displace approximately 1,823 "overflow" parking spaces available for use by the "California's Great America" theme park.

The parking garage would contain approximately 1,780 stalls, in a new multi-story structure. Vehicular access would be to and from Tasman Drive, either directly or from Centennial Boulevard. The project also includes approximately 1,000 new surface parking spaces that would be developed within the project site or nearby, including the existing Substation Site. The parking garage, as well as the surface parking developed as part of the project, would replace the 1,823 spaces displaced by the Stadium and would provide parking that could serve patrons of the Great America Theme Park, as well as patrons of stadium events, the existing convention center and area hotels.

The project also includes access and circulation improvements relating to the stadium and to the garage, including the relocation of access to the Training Facility and the Receiving Station as well as a new easterly access drive to the Soccer Park, taken from Stars and Stripes Boulevard. As a part of the project, various additions and improvements would be made to the surrounding transportation infrastructure including new signage, cameras and pedestrian pathways, as well as a new in-stadium traffic control center to aid in the management of traffic during events. The new in-stadium traffic control center would be connected to and integrated with the City of Santa Clara's existing electronic traffic control system.

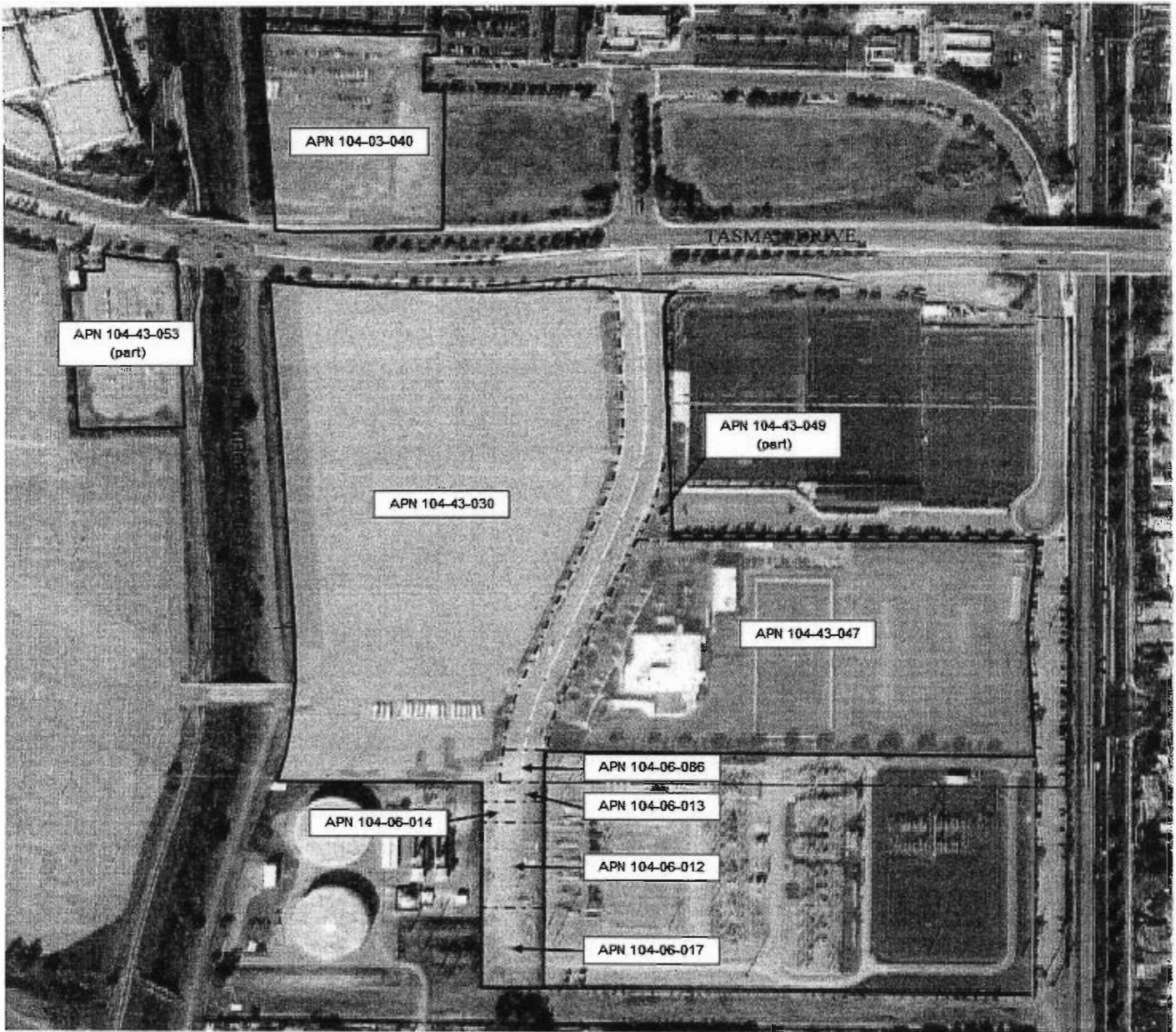
The proposed 68,500-seat Stadium would require 17,125 on-site parking stalls under City zoning requirements, but patron parking for the stadium is estimated to be up to approximately 19,000 stalls for NFL games and other large events. If certain events require the expansion of the stadium seating up to 75,000 seats, additional parking may be required. The necessary parking is expected to be provided primarily in existing or planned parking facilities in the area, including the new spaces to be constructed, as well as through the use of parking agreements with surrounding property owners. There are over 38,000 existing or planned parking stalls within a 20-minute walk of the Stadium Site. This parking supply serves existing businesses in the area during the weekdays. Underutilized parking facilities during weeknights and weekends could be made available by contractual arrangements when large events would be held at the Stadium. City control of parking use entitlements and restrictions on private properties and public streets would be defined by establishment of a parking control district in the area around the Stadium.

Electrical facilities presently located on the Tasman Substation Site west of San Tomas Creek would be relocated to the Receiving Station site. The Substation would be relocated to the West end of Silicon Valley Power's Northern Receiving Station, just to the West of the 60k bus structure and just to the South of the Control House Building. Relocation of the substation would include abandonment/relocation of transmission lines serving the substation and surrounding properties. A small existing electric service that serves the Light Rail is expected to remain along the Tasman frontage. The abandoned substation site is to be developed with additional parking facilities.

The stadium would be approximately 165 feet in height, with light standards rising to a height of approximately 200 feet. The stadium will generally include 5 levels on the East, North and South sides and 9 levels on the West side. The Event Level, consisting of the playing field, locker rooms, main commissary, turf management, operations, truck docks and various other support functions, will be constructed approximately at the existing site elevation. The writing press and TV or Radio broadcast personnel will have facilities at the Press Level on the top floor.

Patrons will enter the stadium site through one of three primary entry plazas and multiple escalators will carry patrons from the plaza spaces to the Main Concourse and Upper Concourse. In addition, elevator, stair or ramp access facilitates movement within the structure. Each public concourse will be fully supported throughout by appropriately distributed food service areas and restroom facilities. Suite and Club Seat ticket holders will have a separate entrance lobby and access by escalator or elevator to one of two Club Levels or one of 4 Suite Levels.

STADIUM AREA - AFFECTED PARCELS



Parcel

Overflow Lot
4949 Centennial Blvd
Youth Soccer Park (part)
Main Lot - East
Main Lot - West
Substation
VTA substation
Hetch Hetchy - West
Hetch Hetchy - East
Water Tanks - Main
Water Tanks - West
South Lot
San Tomas Aquino Creek
Garage Parcel (north)
Golf Course Lot - West
Golf Course Lot - East

Assessor's

Parcel Number

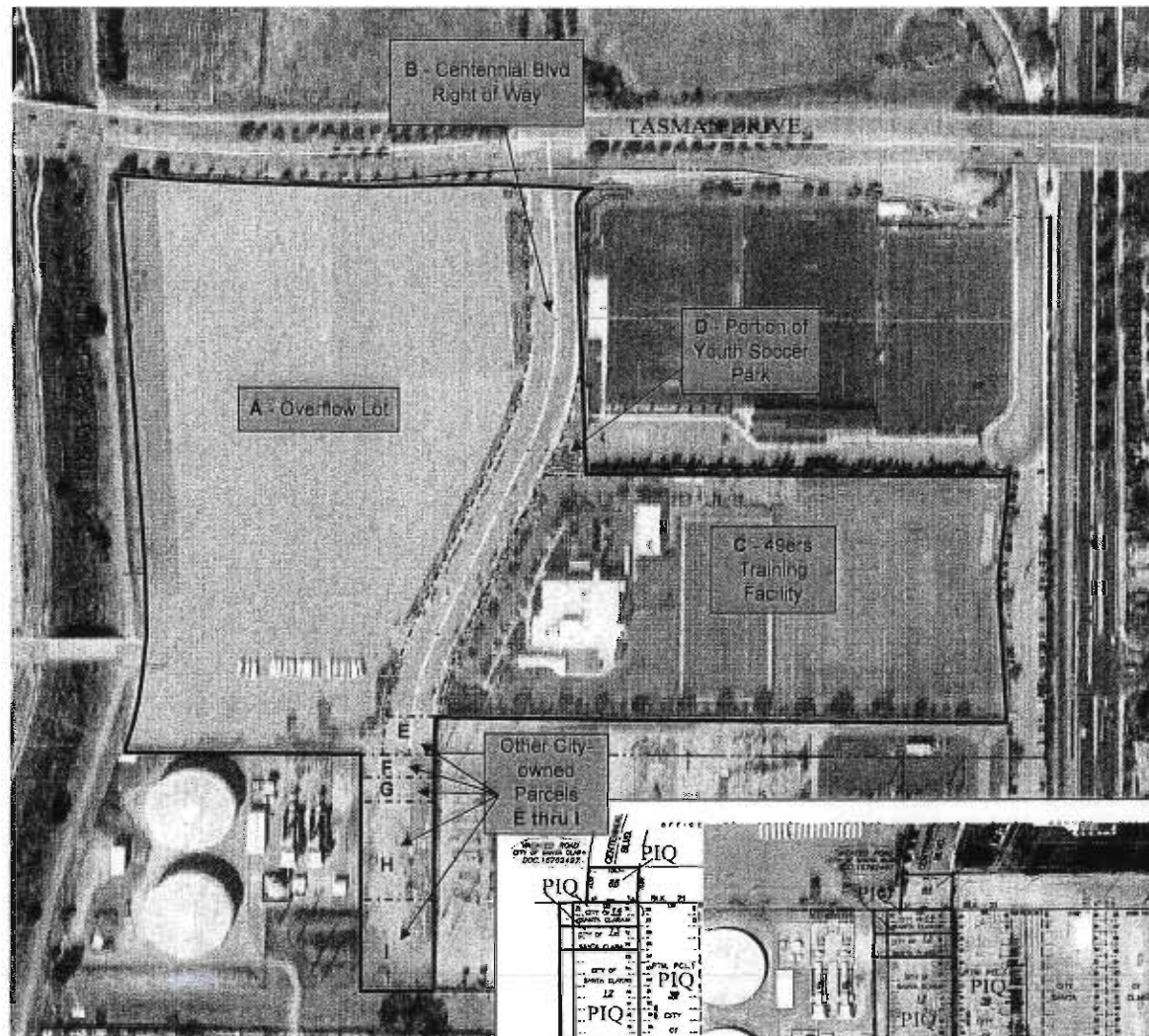
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104-43-047
104-43-049 (part) →
104-43-052
104-43-051
104-43-053 (part)
104-43-038
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104-43-003
104-43-001
104-43-002
104-06-012,013,014,017,086
104-43-053
104-03-040
104-03-039
104-03-038



Fig. 1

P.L. 1228-06947 3/12/09

Land Assemblage Required - Main Stadium Site - to be combined into a single parcel - A-E



#	Parcel	acres
A	Overflow Lot	17.054
B	Centennial ROW	2.594 ±
C	49ers Facility	11.223
D	Soccer Park	0.200 ±
E	Other 1	0.163 ±
F	Other 2	0.143
G	Other 3	0.143
H	Other 4	0.574
I	Other 5	0.574
Total		32.669

PD site

Not a part of PD zone

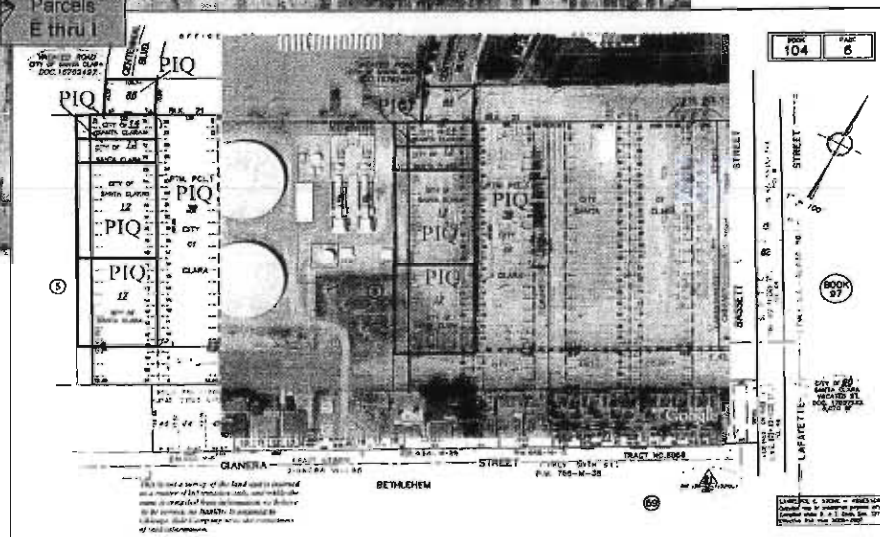


FIG 2

PLN 2008 - 06947 3/12/08



49ers Stadium Project - Overall Project Site Plan

Showing Project Boundary

Stadium Site Design is in process - updated drawings will be forwarded as they become available.

FIG 3

PLN 2008-06947

3/12/08

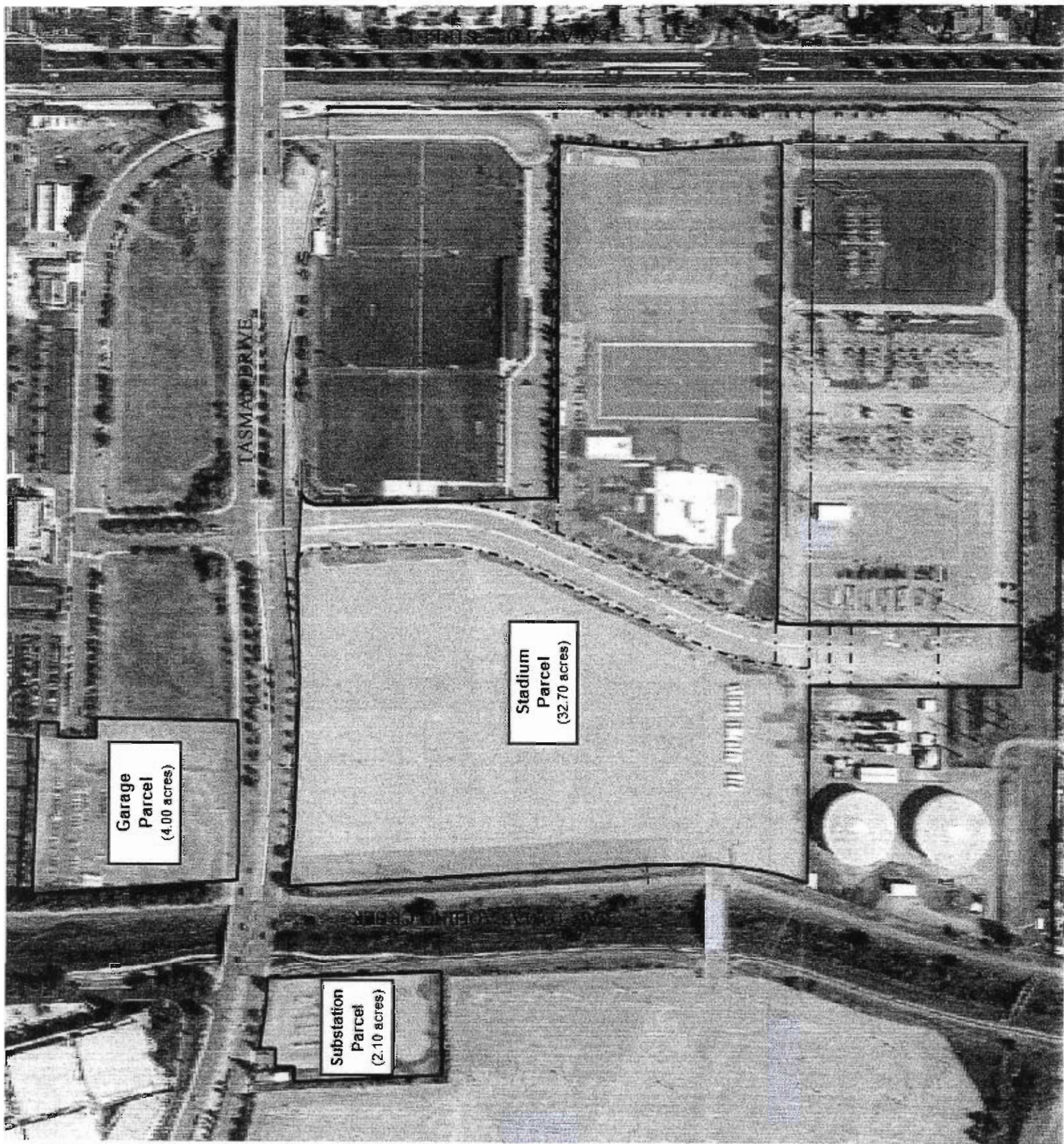
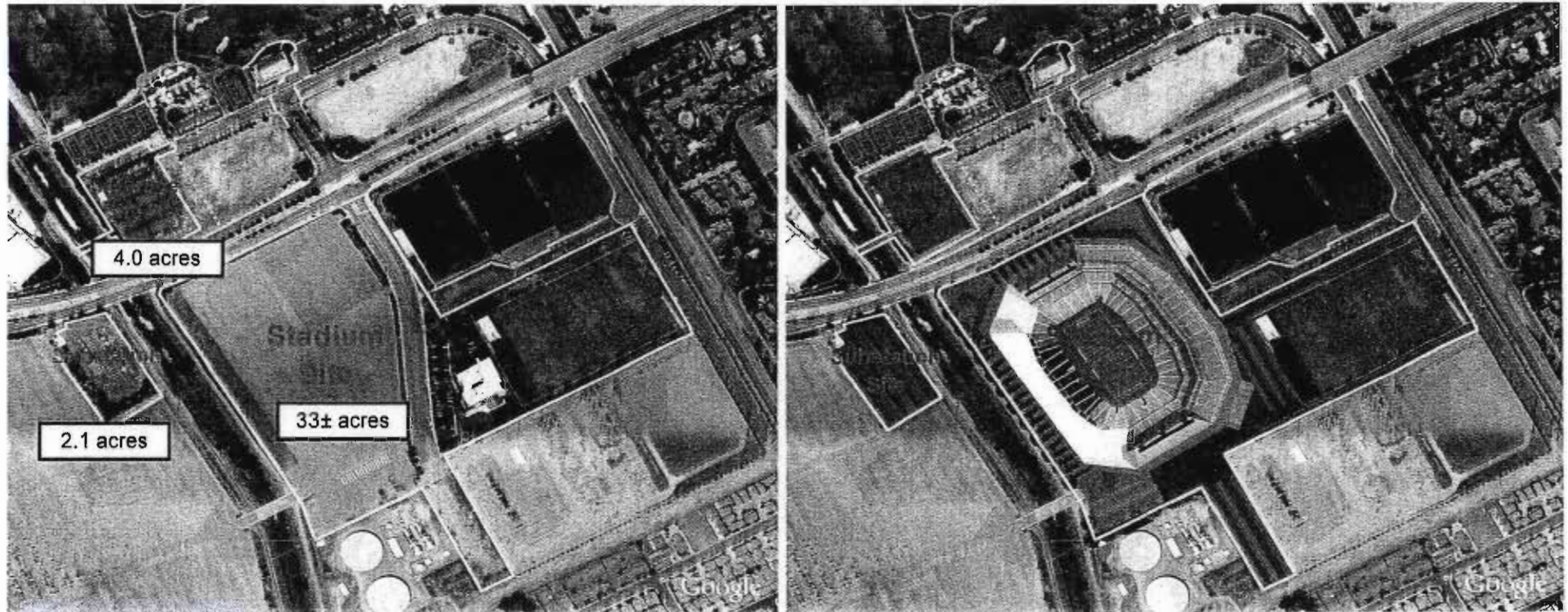


Fig 4

2/12/00
2017-2018

49ers Stadium Project - Site Location Boundary



Temporary Construction-Period Compound and Storage Area

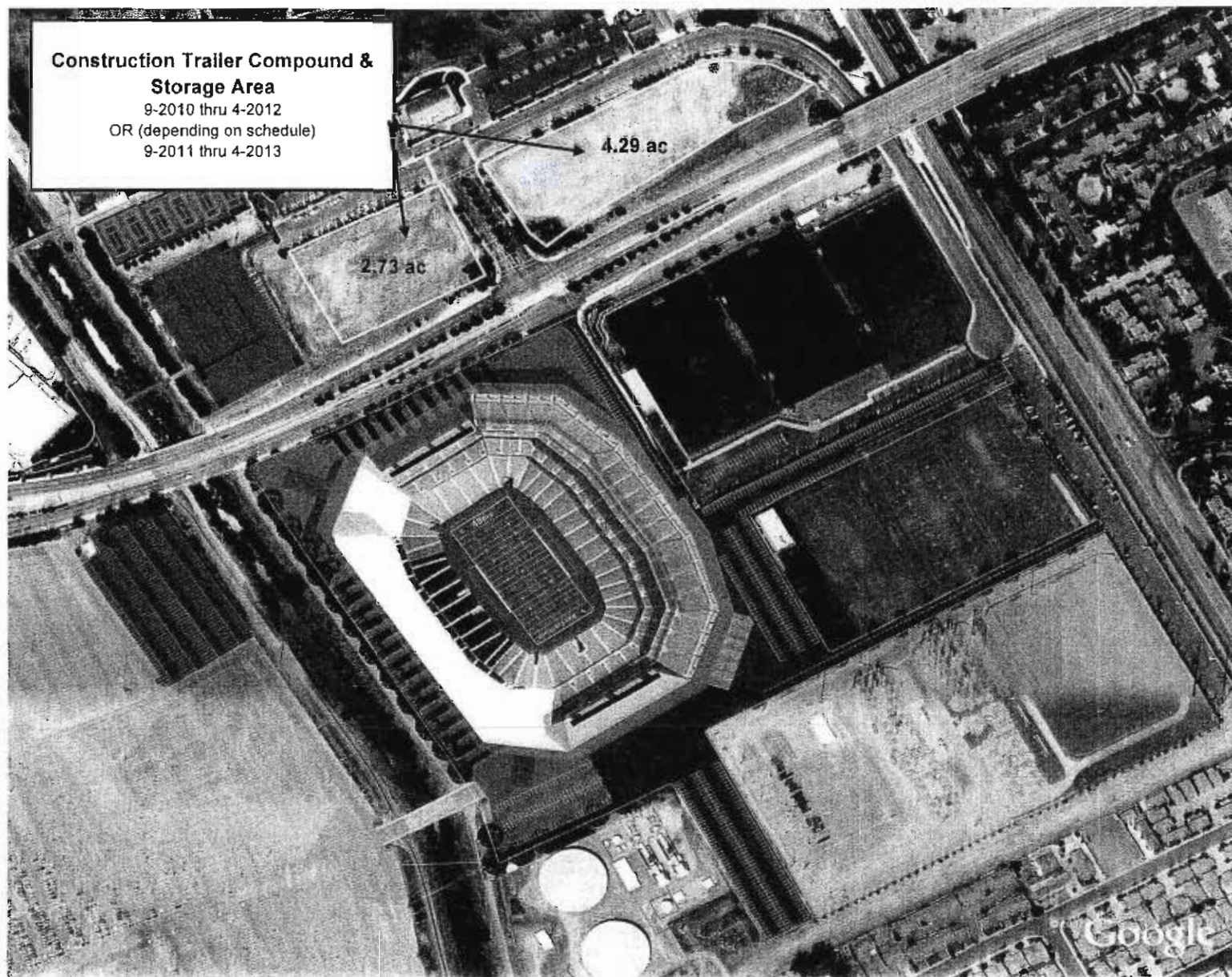
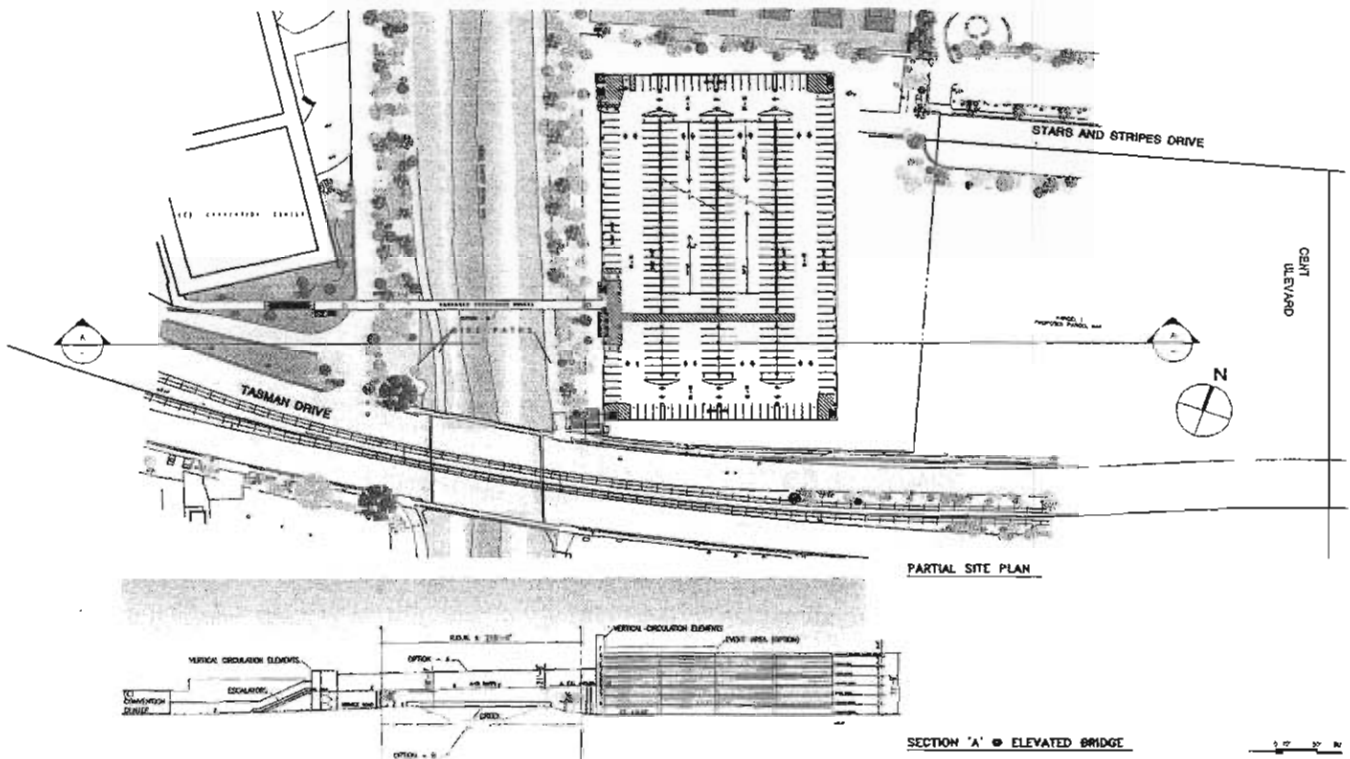


Fig-6

2/17/00

2/17/00



PEDESTRIAN BRIDGE OPTIONS - A (ELEVATED) AND B (BERM TO BERM)

IRI International
Parking
Design Inc.
Innovative. Forward. Sustainable.

CONCEPTUAL DESIGN
November 17, 2006

CITY OF SANTA CLARA TASMAN DRIVE
PARKING STRUCTURE
DESIGN CONSULTING

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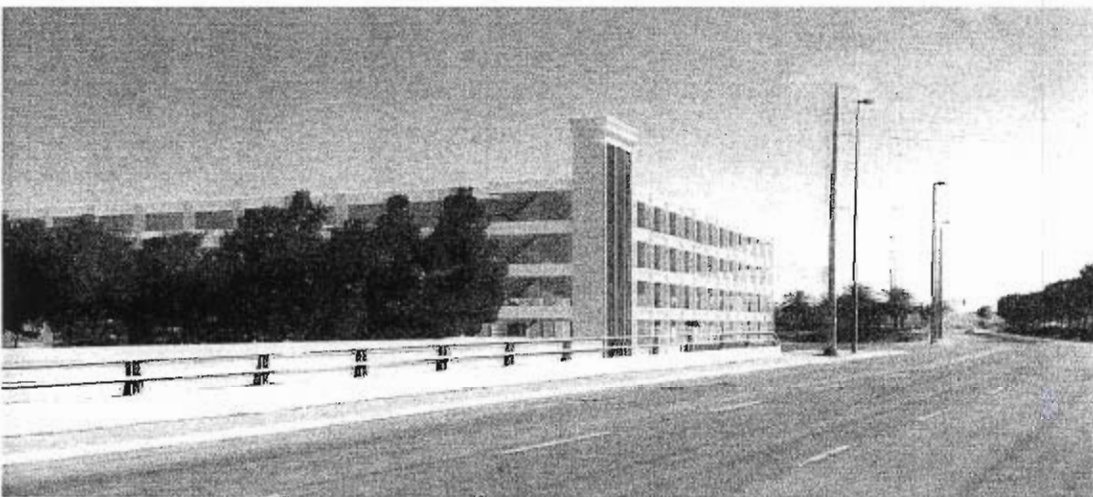
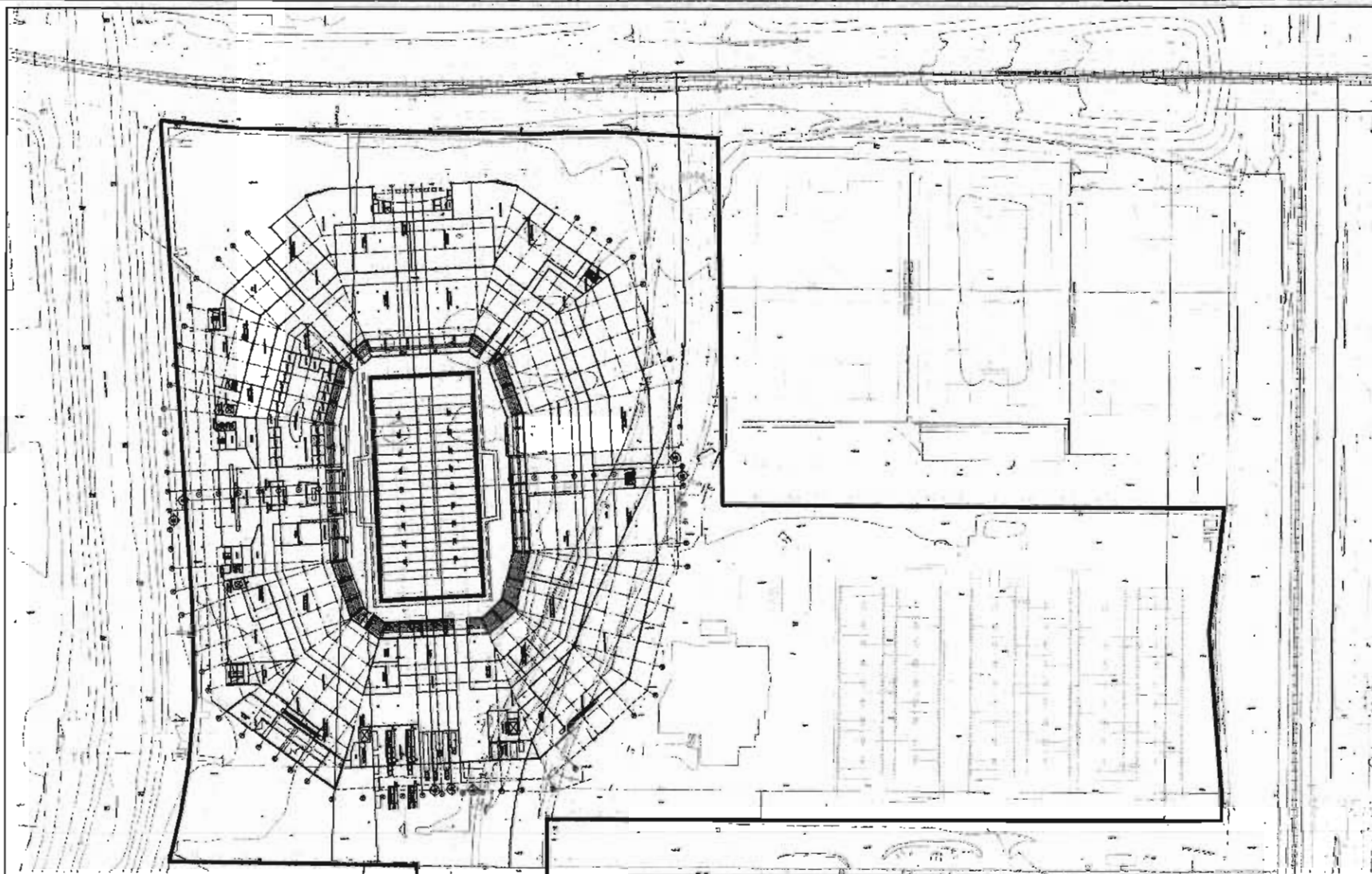


Fig 7

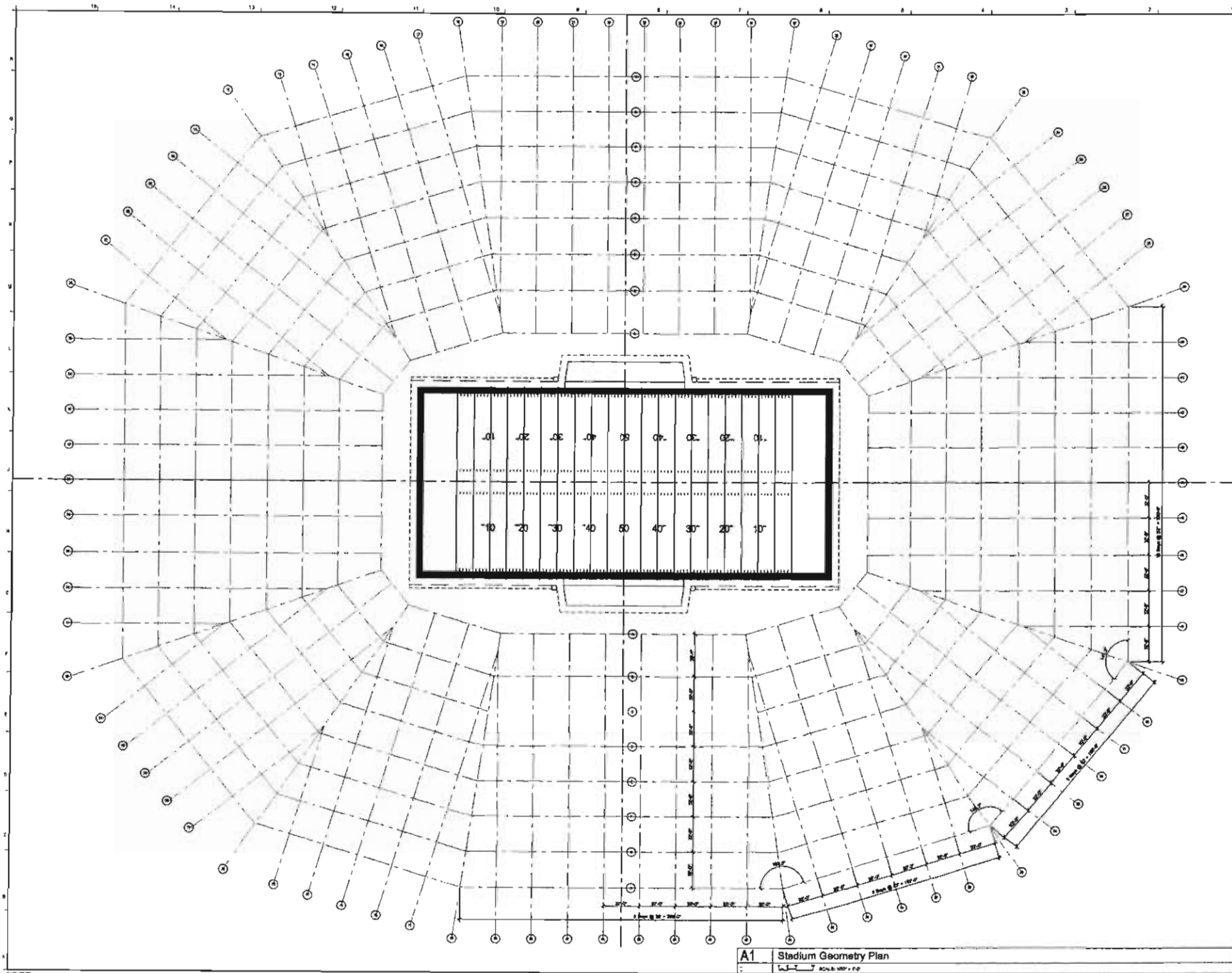
PI 17202-016947 3/12/09



Preliminary 49ers Stadium Site Plan

Showing Primary Stadium Parcel Only

Stadium Site Design is in process - updated drawings will be forwarded as they become available.



A1 Stadium Geometry Plan



HNTB
 HNTB, Inc.
 The HNTB Companies

ARCHITECTS
 ENGINEERS
 PLANNERS
 200 West 10th St.
 San Francisco, CA 94103
 Tel: (415) 774-1000
 Fax: (415) 774-1001



Engineers (Structural, Civil, Mechanical, Electrical)
 200 West 10th St.
 San Francisco, CA 94103
 Tel: (415) 774-1000
 Fax: (415) 774-1001

Architects (Architectural, Interior Design)
 200 West 10th St.
 San Francisco, CA 94103
 Tel: (415) 774-1000
 Fax: (415) 774-1001

Engineers (Civil, Mechanical, Electrical, Structural)
 200 West 10th St.
 San Francisco, CA 94103
 Tel: (415) 774-1000
 Fax: (415) 774-1001

**SAN FRANCISCO 49ERS
 NEW STADIUM**
 San Francisco, California
 Prepared for
 The San Francisco 49ers
 49ers Stadium Group
 49ers Stadium Group
 49ers Stadium Group

NOT FOR CONSTRUCTION

CONCEPTUAL DESIGN

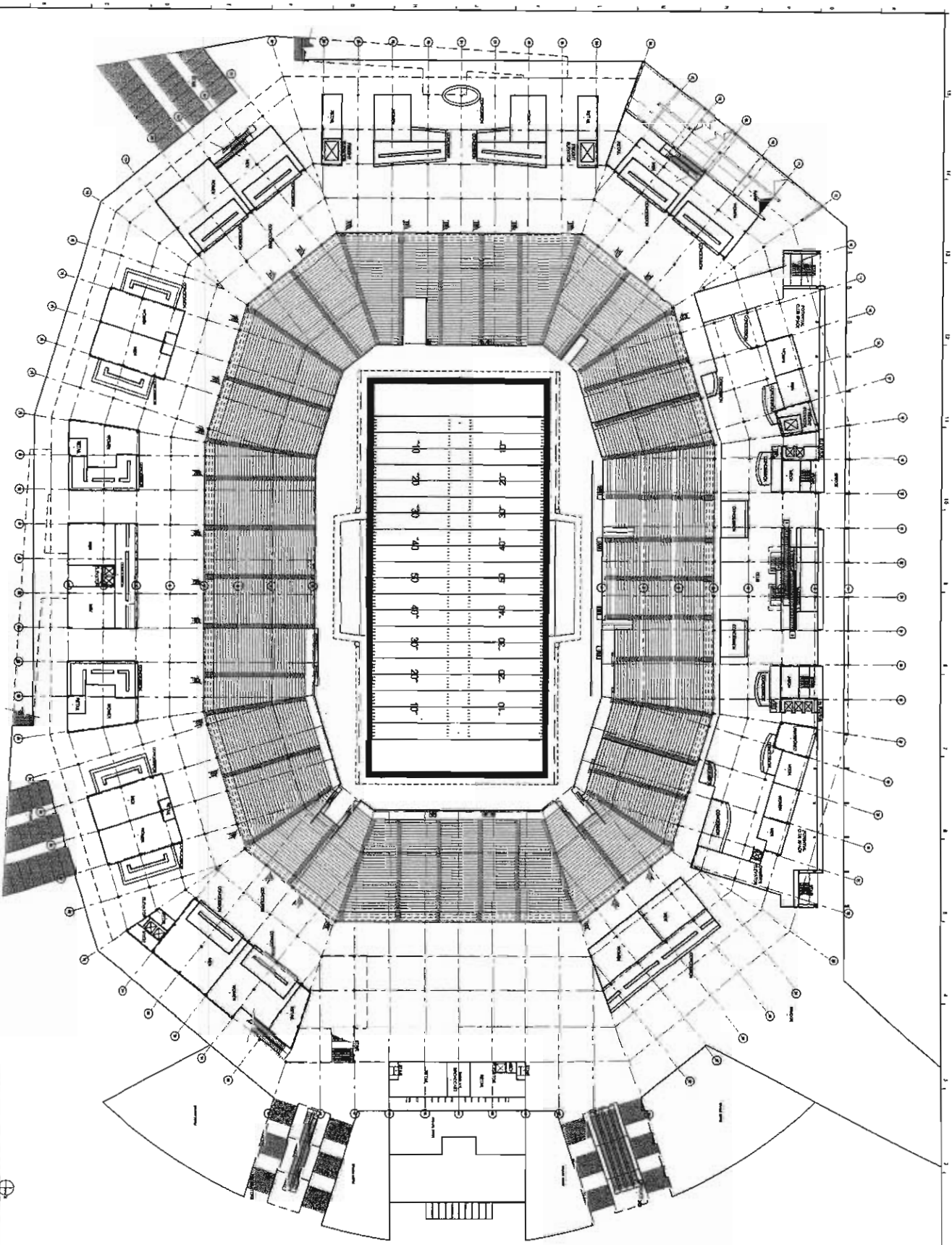
Stadium Geometry Reference
 plan

GRID

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Copyright KITE Associates Inc.

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A1 Main Concourse
Scale: 1/8" = 1'-0"

A-101
Copyright 1998, HNTB Associates, Inc. 0008

MAIN CONCOURSE REFERENCE
PLAN

NOT FOR CONSTRUCTION
CONCEPTUAL DESIGN

**SAN FRANCISCO 49ERS
NEW STADIUM**
San Francisco, California
Hunting Point
The San Francisco 49ers
4900 Connecticut Blvd
Santa Clara, CA 95054-1228

HNTB
HNTB ASSOCIATES, INC.
1100 California Street, Suite 100
San Francisco, CA 94109
Tel: 415.774.2000
Fax: 415.774.2001
www.hntb.com



Measuring Club Balance Plan

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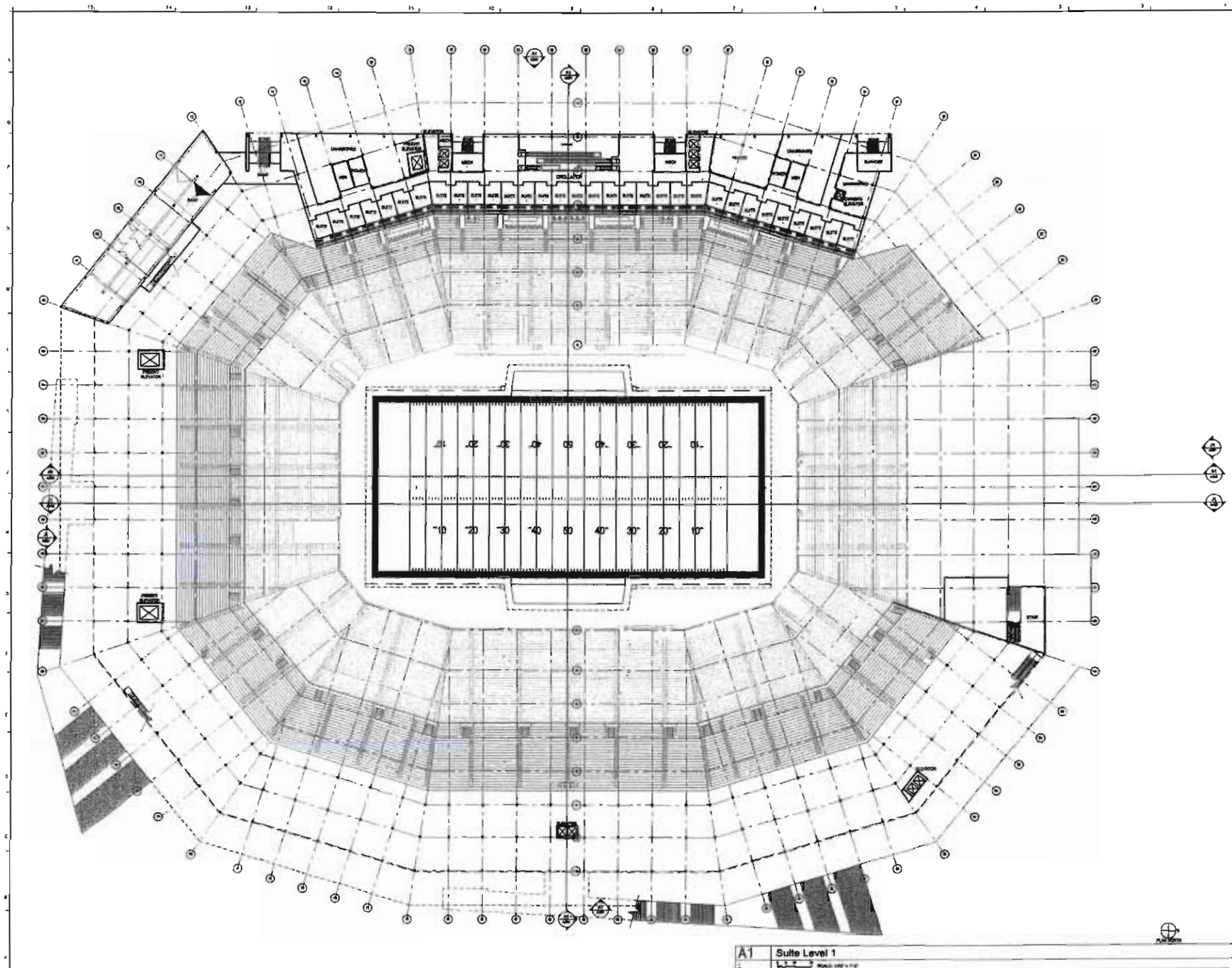
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**SAN FRANCISCO 49ERS
NEW STADIUM**

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HNTB
 HNTB Corporation
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Tel: 213/709-1234
 Telex: 910000 HNTB
 Fax: 213/709-1234





A1 Suite Level 1
 1/8" = 1'-0" (Scale)
 1/8" = 1'-0" (Scale)



HNTB

James L. Gresham, President & Managing Director
 California Architects, P.C.
 The HNTB Companies

ARCHITECTS

CONSTRUCTORS

PLANNERS

San Francisco, CA 94104
 415-398-1000
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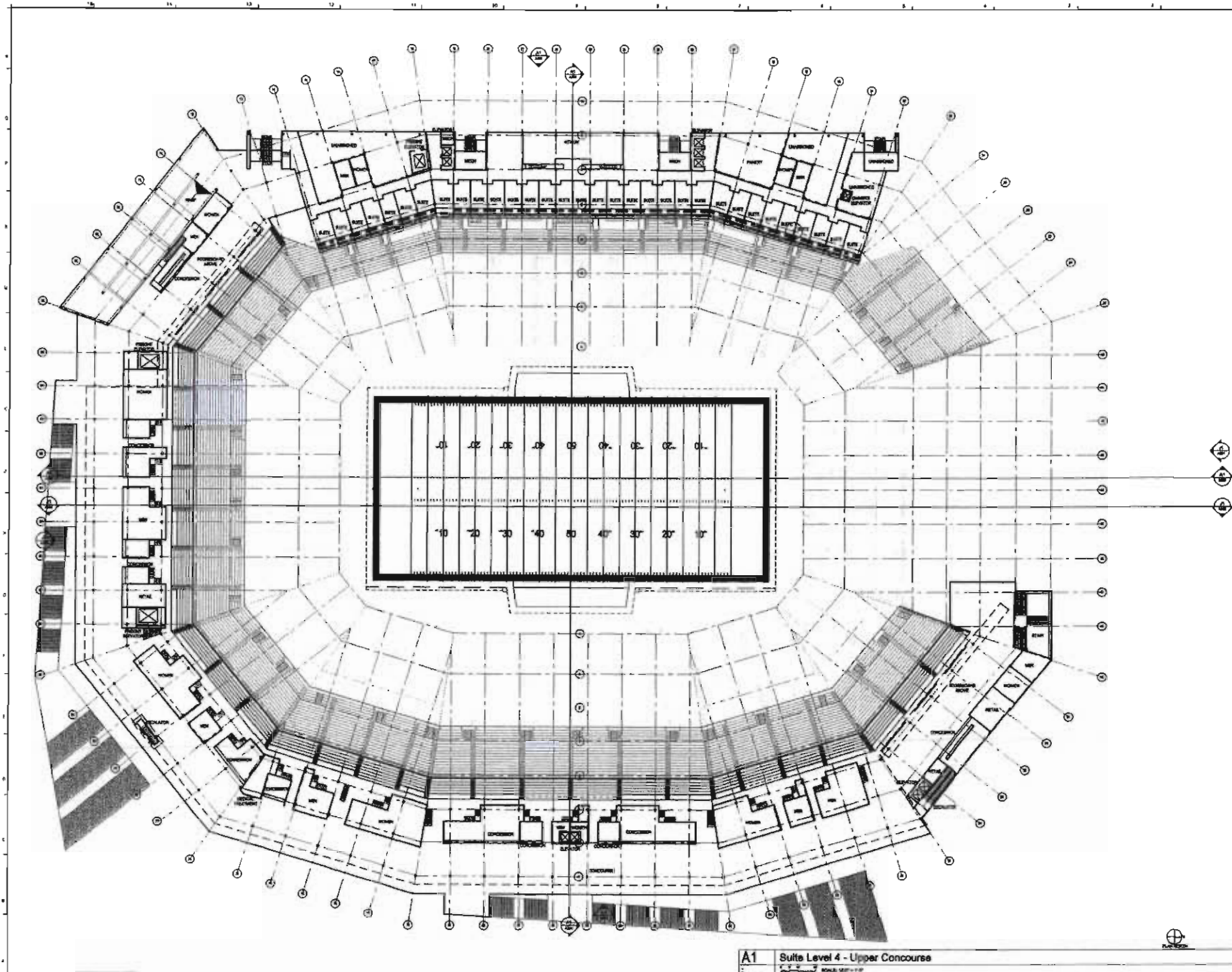
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Suite Level One Reference plan

A-103

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 California Architects, P.C.
 The HNTB Companies

ARCHITECTS
 ENGINEERS
 PLANNERS

San Francisco, CA 94104
 415 West 4th St., Suite 100
 San Francisco, CA 94103



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A1 Suite Level 4 - Upper Concourse
 SCALE: 1/8" = 1'-0"

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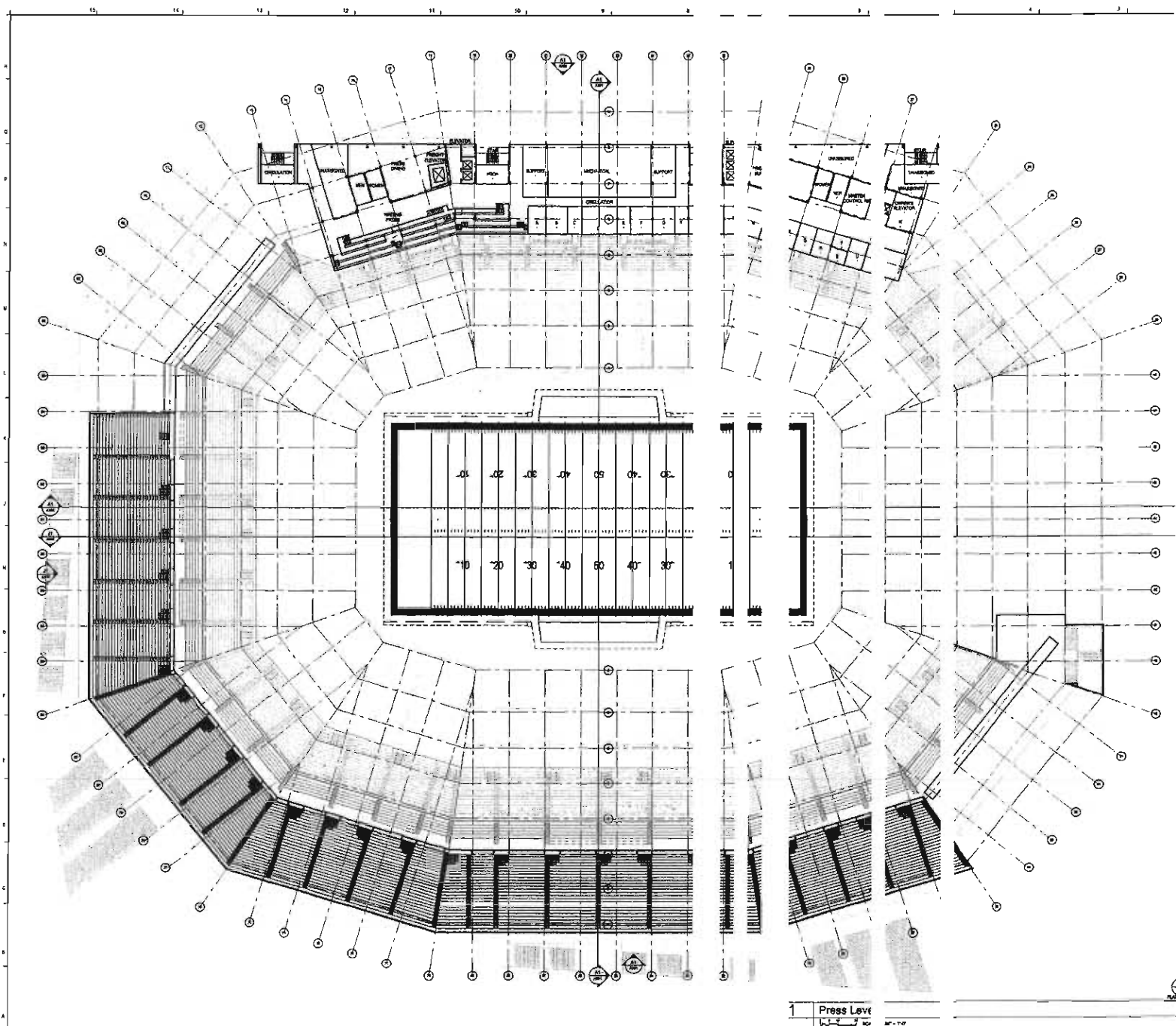
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A-106


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- A. Home Rm
 - B. Home Cc
 - C. Home Vb
 - D. Restroom
 - E. Visting C
 - F. Visting R
 - G. Visting P
 - H. Visting F
 - I. Visting R
 - J. Visting F
 - K. Visting R
 - L. Visting F
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 - T. Visting F
 - U. Visting R
 - V. Visting F
 - W. Visting R
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 - Y. Visting R
 - Z. Visting F

Press Level Reference plan



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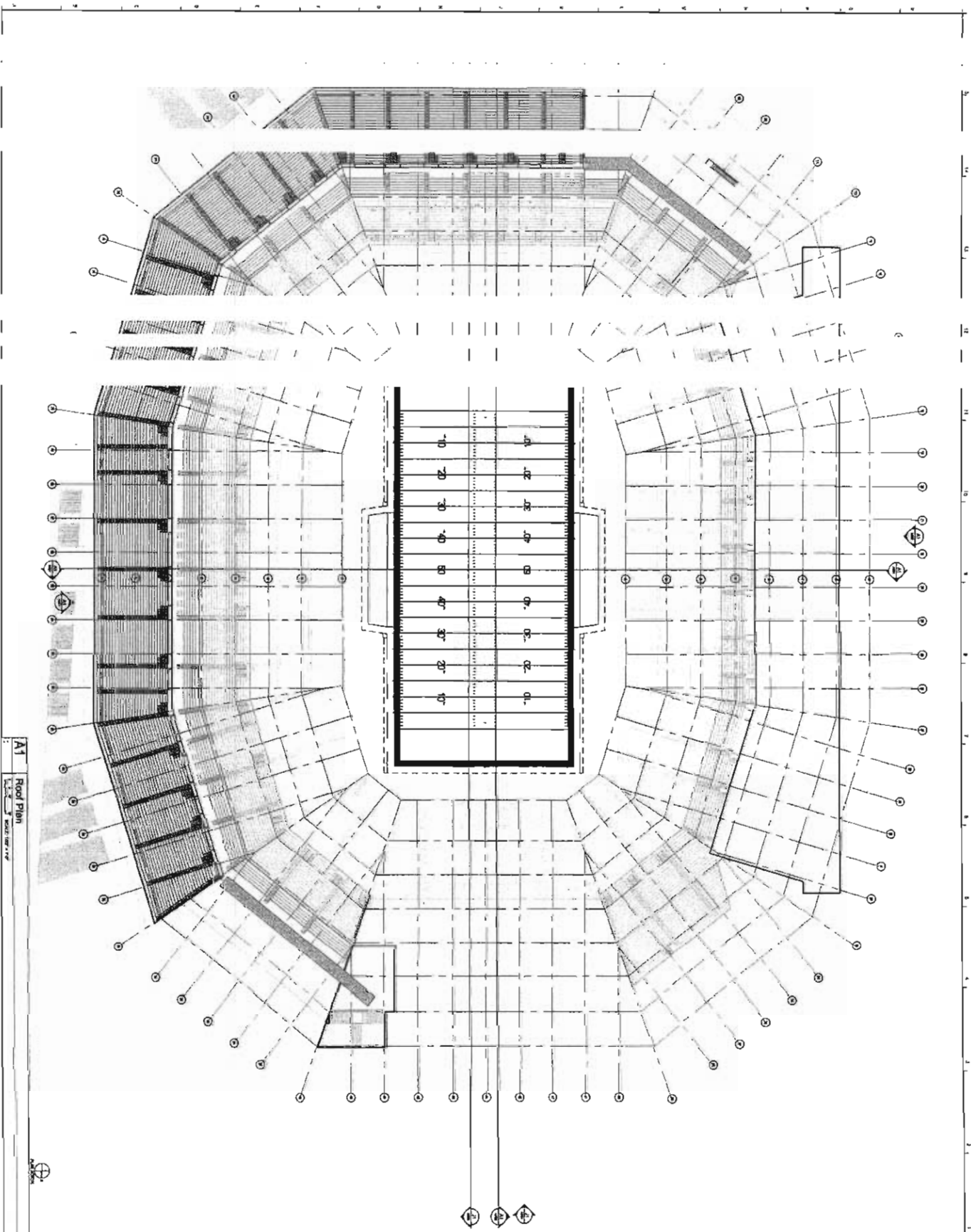
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A1
Roof Plan
Scale: 1/8" = 1'-0"

A-108

Roof Layout - Stadium Floor

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San Francisco, California

San Francisco Office

400 Montgomery Street, Suite 1000

San Francisco, CA 94104

Phone: (415) 774-1000

Fax: (415) 774-1001

Internet: www.hntb.com

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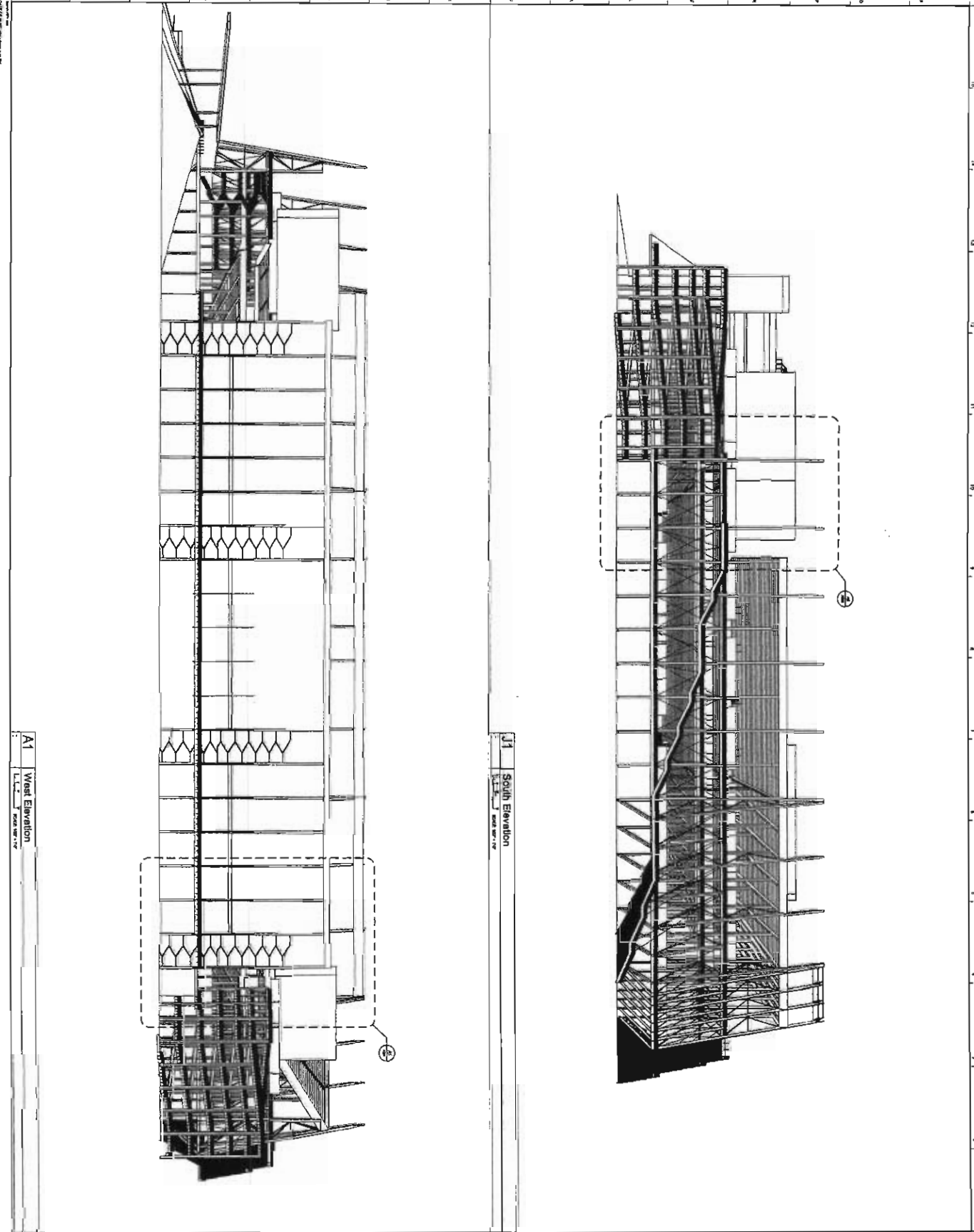
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A1 West Elevation
Scale: 1/8" = 1'-0"

J1 South Elevation
Scale: 1/8" = 1'-0"

A-200

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DATE: 10/20/2011

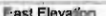
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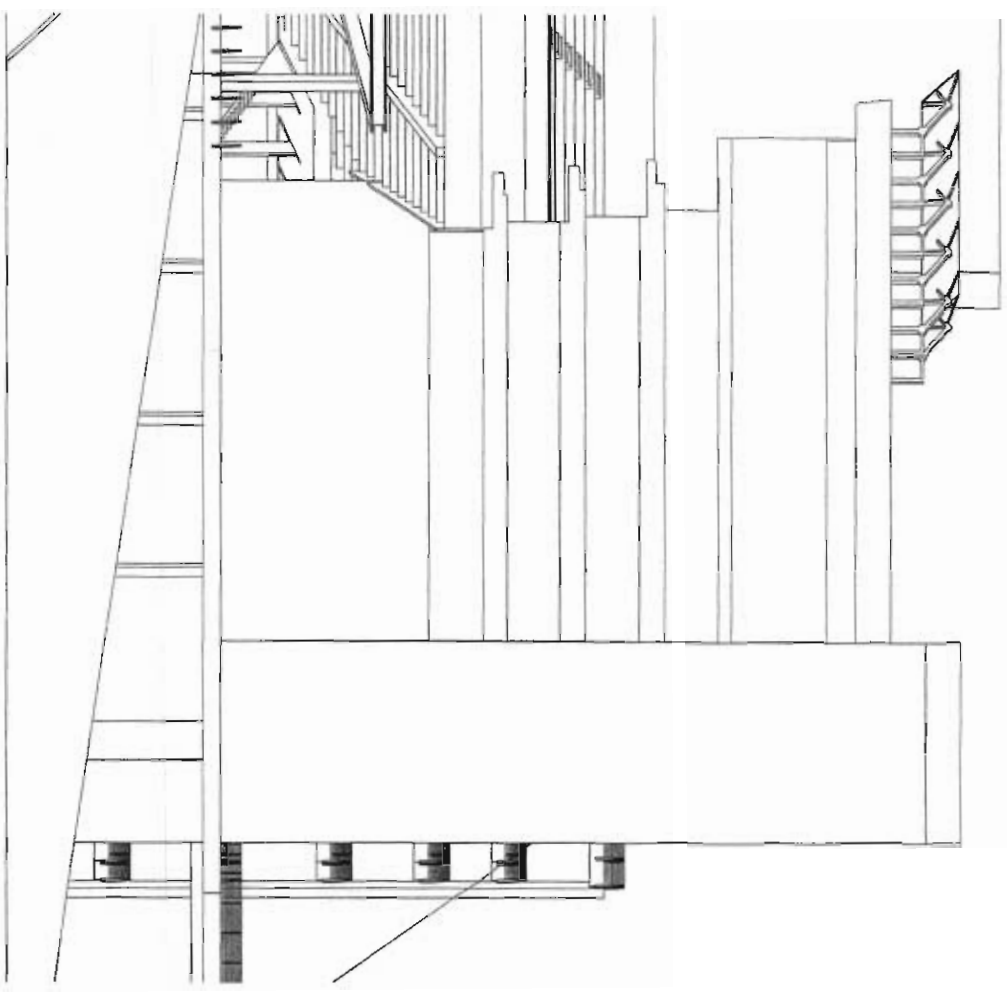
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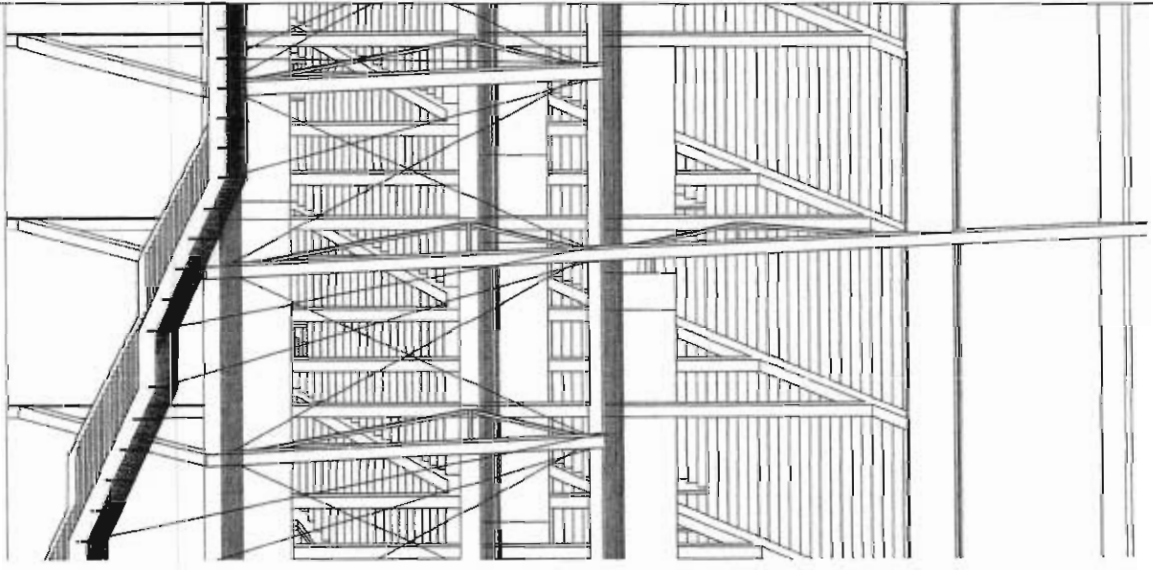
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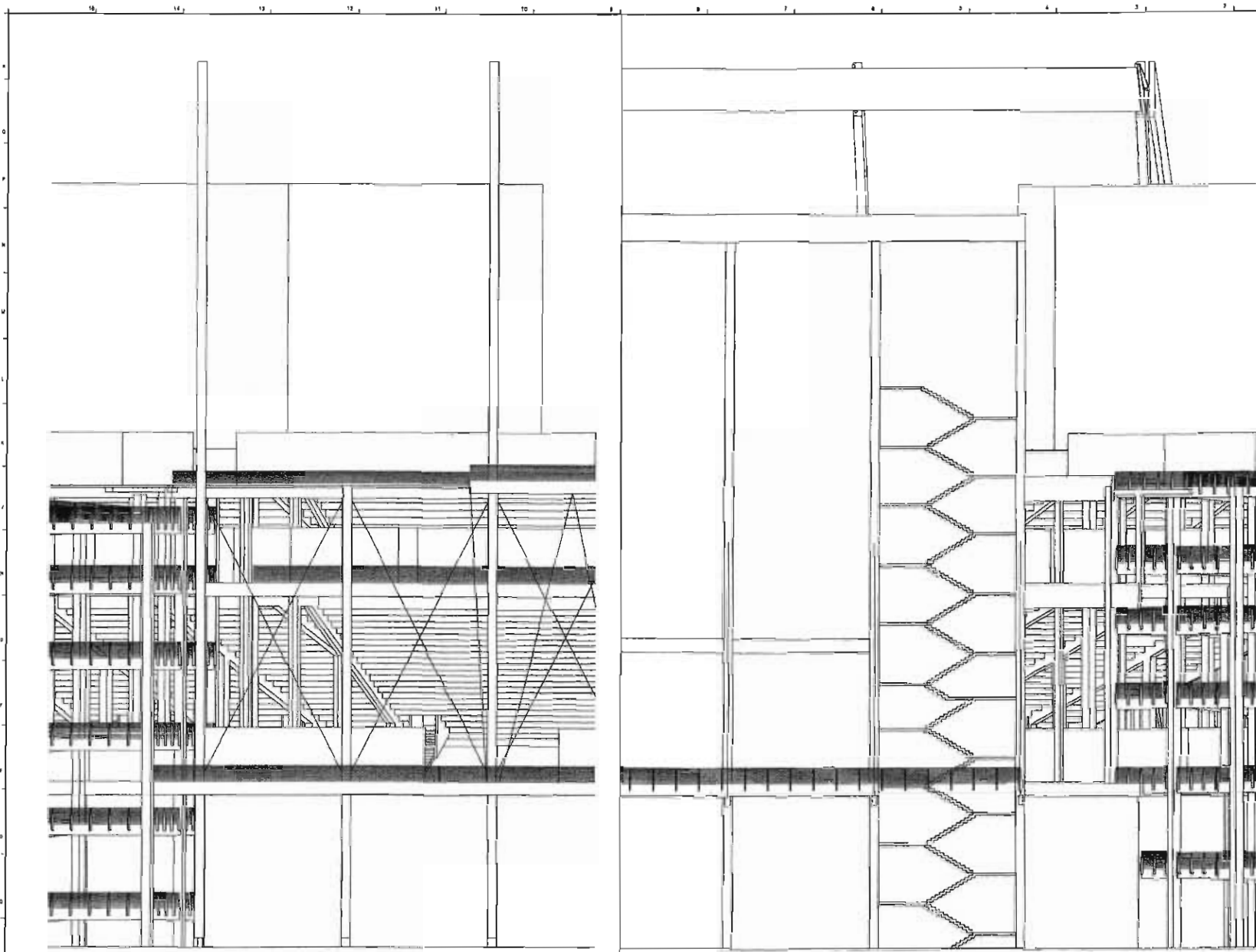
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A7
Enlarged North Elevation
Scale: 1/8" = 1'-0"



A1
Enlarged East Elevation
Scale: 1/8" = 1'-0"



A9 Enlarged North Elevation
SCALE: 1/8" = 1'-0"

A1 Enlarged West Elevation
SCALE: 1/8" = 1'-0"



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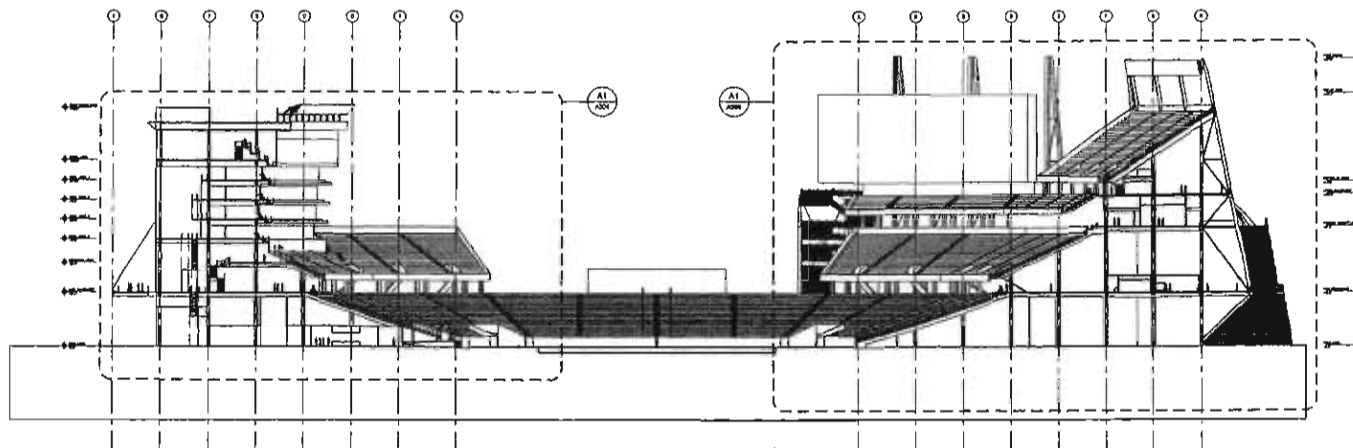
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Enlarged Drawings

A-203

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A1 Transverse Section - Looking North
SCALE: 1/8" = 1'-0"



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10000 S. 10th Ave.
Suite 100
San Bruno, CA 94061
Tel: (415) 331-1200
Fax: (415) 331-1201

Page & Kelly - MEP Engineers
2000 S. 10th Ave.
Suite 100
San Bruno, CA 94061
Tel: (415) 331-1200
Fax: (415) 331-1201

Design: J.C. Consulting, Inc. - Land Service Consultants
1000 S. 10th Ave.
Suite 100
San Bruno, CA 94061
Tel: (415) 331-1200
Fax: (415) 331-1201

Structural: Anderson, Hughes & Williams, Inc. - PE
1000 S. 10th Ave.
Suite 100
San Bruno, CA 94061
Tel: (415) 331-1200
Fax: (415) 331-1201

Architectural: HNTB Architects, Inc. - Architect Firm
1000 S. 10th Ave.
Suite 100
San Bruno, CA 94061
Tel: (415) 331-1200
Fax: (415) 331-1201

Site Consultant: J.C. Consulting, Inc.
1000 S. 10th Ave.
Suite 100
San Bruno, CA 94061
Tel: (415) 331-1200
Fax: (415) 331-1201

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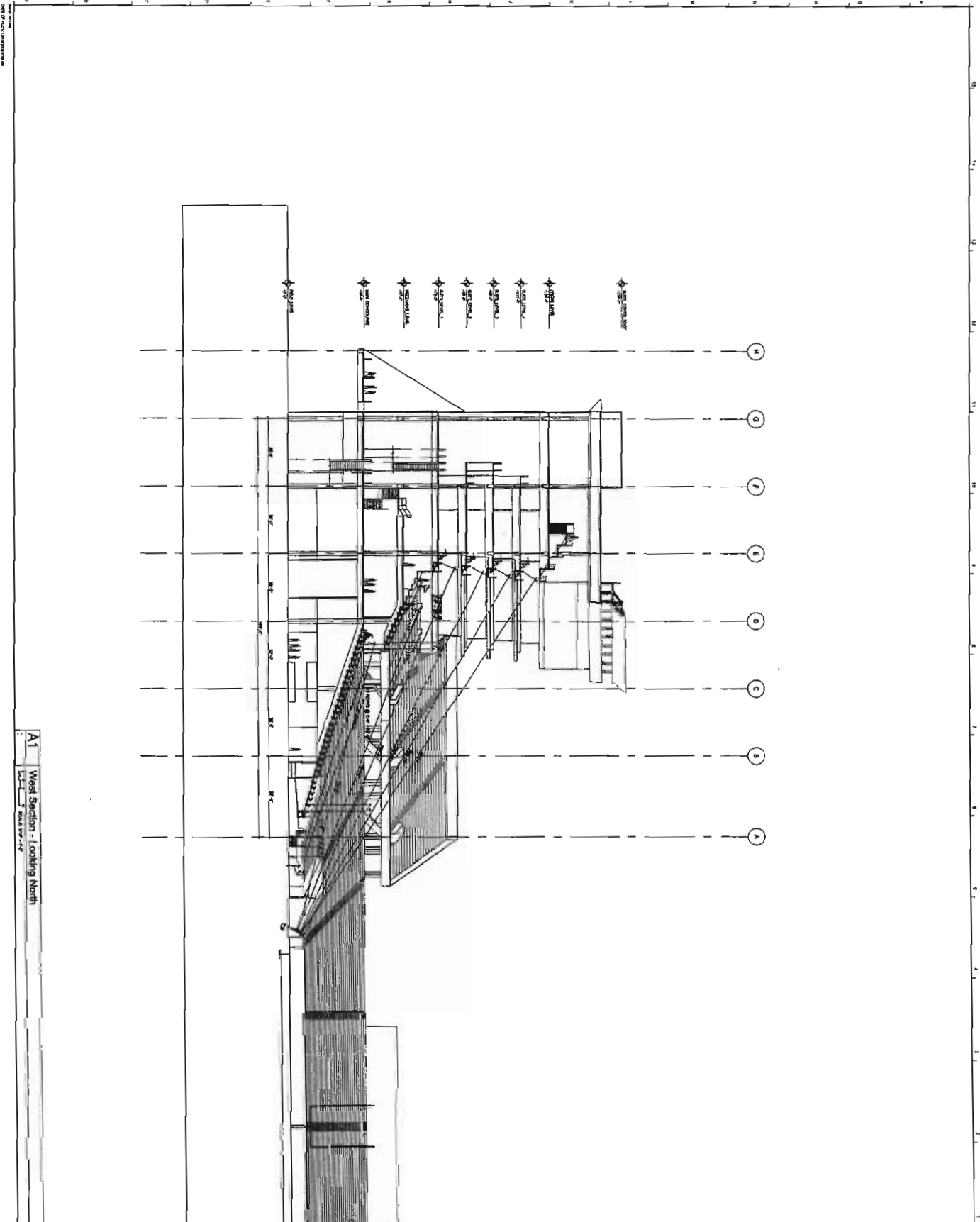
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October 15, 1999

Transverse Section - Looking North

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A1 West Section - Looking North
Scale: 1/8" = 1'-0"

A-304

West Section - Looking North

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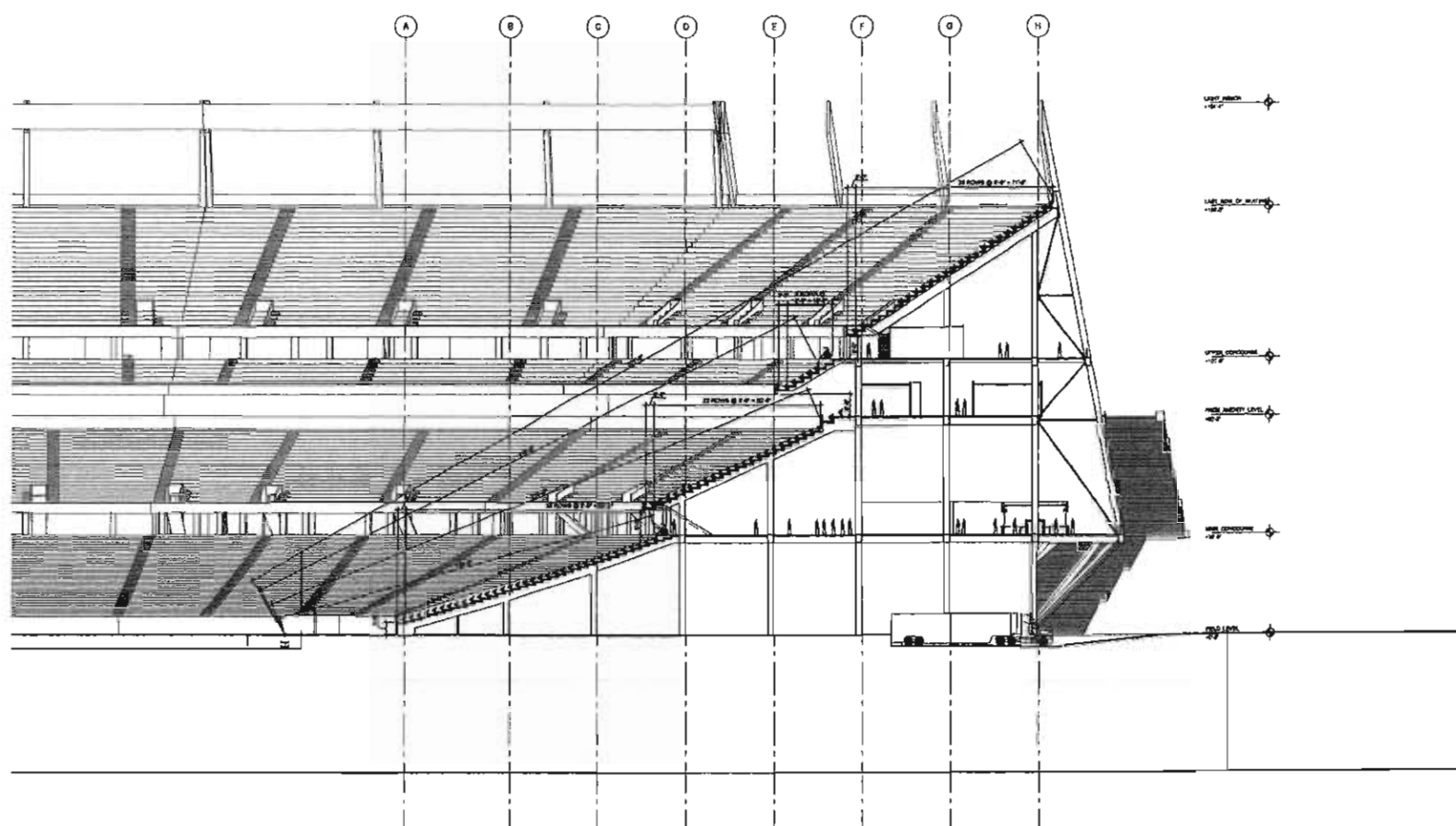
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A1 South Section - Looking East
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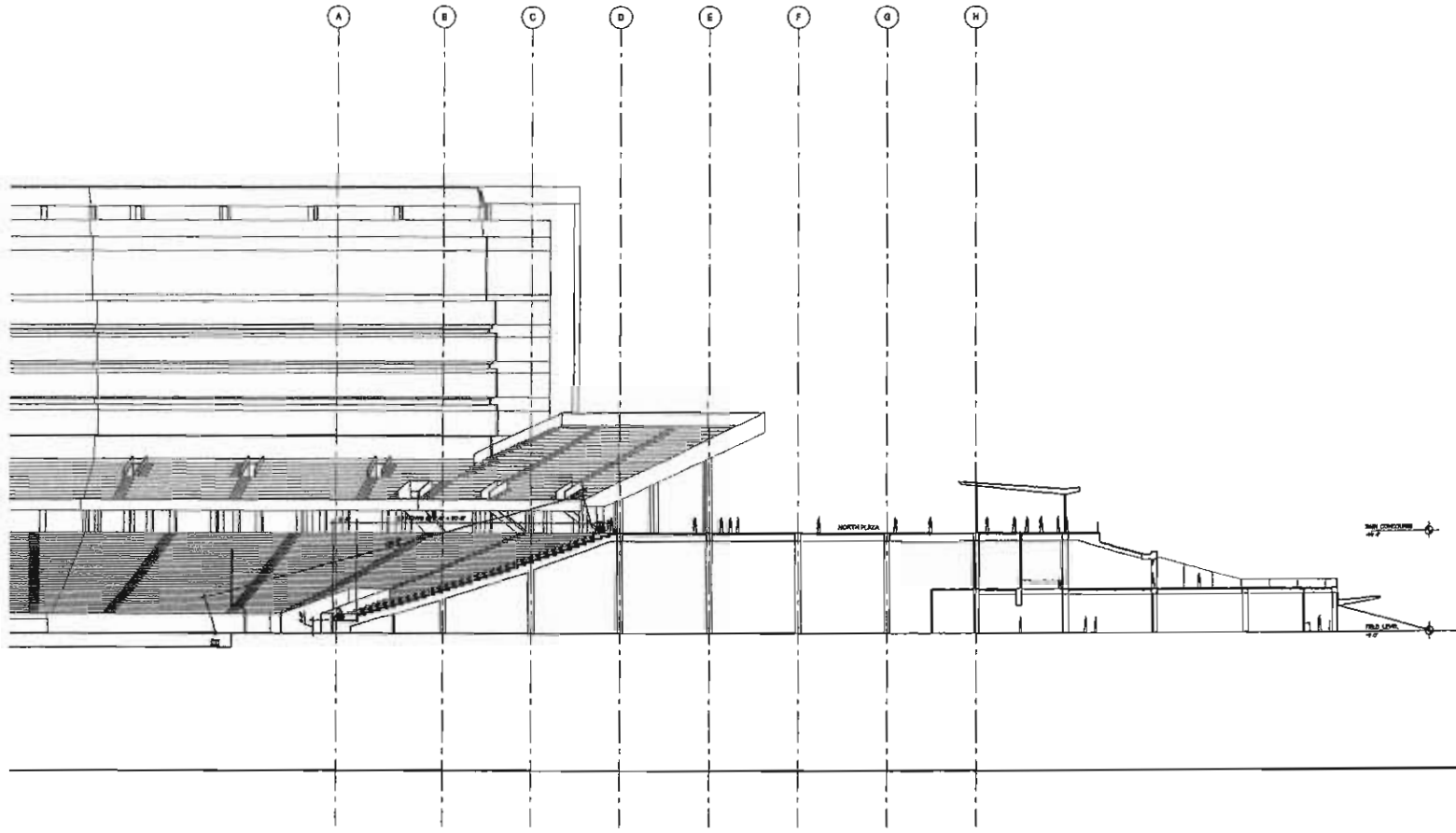
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A1 North Section - Looking West

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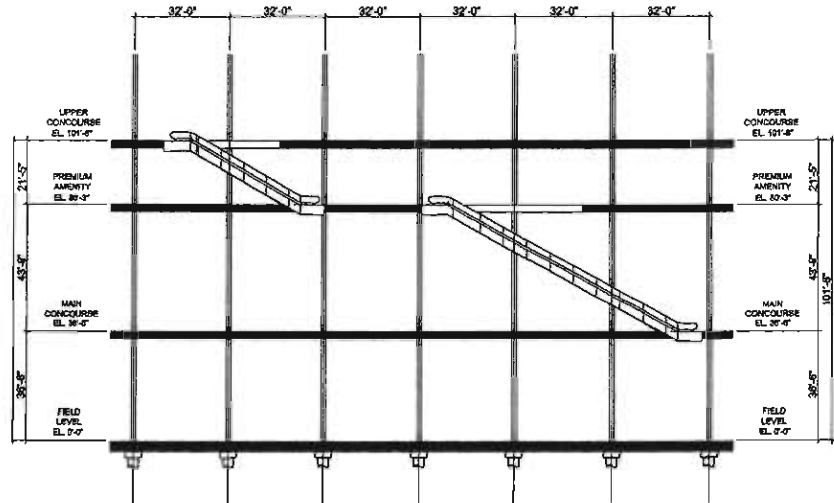
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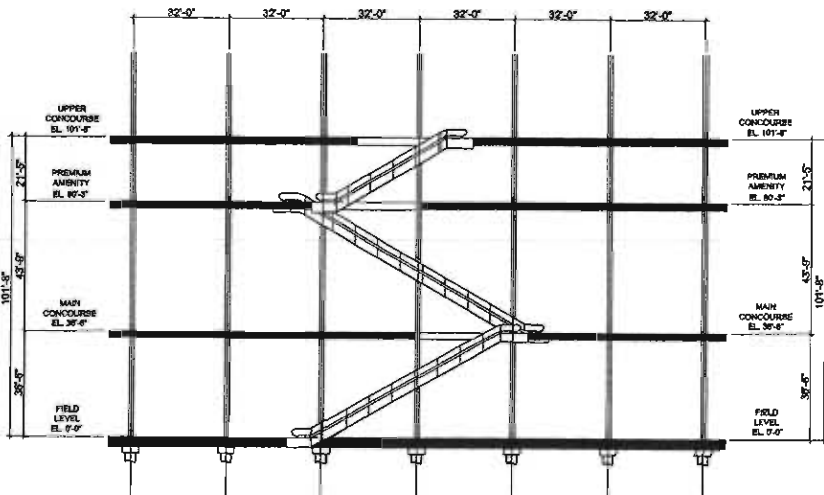
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San Antonio, TX 78204

San Antonio, TX 78204
250 West 10th St., Suite 100
San Antonio, TX 78204



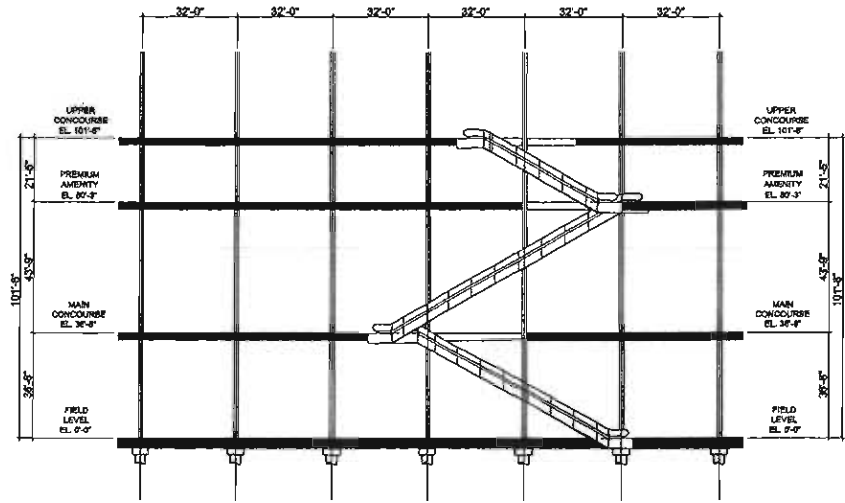
J1 Northeast Escalator Elevation

SCALE: 1/8" = 1'-0"



A9 Southwest Escalator Elevation

SCALE: 1/8" = 1'-0"



A1 Southeast Escalator Elevation

SCALE: 1/8" = 1'-0"

SAN FRANCISCO 49ERS
NEW STADIUM

San Francisco, California
Hornig, Rodden, Thomas & Associates
The San Francisco 49ers
and Commissioned by
San Francisco, CA 94102-1228

NOT FOR CONSTRUCTION

CONCEPTUAL DESIGN

October 1, 1998

Vertical Circulation Elevations

A-310

Copyright 1979 Architects Inc. 3028

Tidemark Advantage [Kevin Riley - KRIL]

File Edit Options Window Help

Exit New Open Task List GBE GIS Close View Add Delete Pay Fee History Print Refund

Planning PLN2008-06947 Status REC

Name: SANTA CLARA CITY OF Updated: 3/12/2008 KRIL

Address:

Description: Master #: PLN2008-06947 Project:

Rezone from B (Public/quasi-public) to PD-B (Planned Development) to allow construction of a 68,500 seat stadium (expandable to 75,000 seats); and a variance to

Application Type

ADM: ENV: EIR /EIS
DES: PUD:
USE: GEN:
REZ: Rezoning PD (>one Acre) SPE:
VAR: Variance (Non Single Family) DEV:
APP: ANX:

Received: 3/12/2008
Approved:
Expires:
Finished:

General
Details
Area
Unit Count
Height
Parking
Signs

Other:

Activity for PLN2008-06947

Description	Menu Code	Date1	Date2	Date3	Rep	Done By	Notes
Application Received	A0010			3/12/2008		KRIL	
Plans / Folder Location	A0012			3/12/2008		KRIL	
Related Files	A0011			3/12/2008		KRIL	
Proj. Clear. Comm. - Mtg	A0110	3/12/2008		3/24/2008			Initial review of

Fees Associated with PLN2008-06947

Fee Type	Revenue/GL Account	Fee Amount	Amount Due	Updated	By	Tran Code
Rezone (single use / other)	001-3611-56700-0000-0000-0000	\$4,715.00	\$4,715.00	3/12/2008	KRIL	
Variance (Non Single Family)	001-3611-56700-0000-0000-0000	\$1,948.00	\$1,948.00	3/12/2008	KRIL	
Review Draft & Prep Final EIR	001-3611-56700-0000-0000-0000	\$7,636.00	\$7,636.00	3/12/2008	KRIL	
Totals:		\$14,299.00	\$14,299.00			

Task List

Ready

Field Information

Rezone from B (Public/quasi-public) to PD-B (Planned Development) to allow construction of a 68,500 seat stadium (expandable to 75,000 seats); and a variance to allow off-site parking

OK

Description not available

Field: casemain.csm description

Tidemark Advantage [Kevin Riley - KRIL]

File Edit Options Window Help

Exit New Open Task List GDE GIS Close View Add Delete Sign Off Print Documents

California Environmental Quality Act - CEQ2008-01060 - Status: RPT

Name: SANTA CLARA CITY OF Updated: 3/13/2008 KRIL

Address: 4900 CENTENNIAL BLVD

Description: Master #: CEQ2008-01060 Project: []

Environmental Impact Report (EIR) for Rezone from B (Public/quasi-public) to PD-B (Planned Development) to allow construction of a 68,500 seat stadium (expandable to

SCH #: [] Circulation: []

Notice of Exemption: [] Negative Declaration: []

Initial Study: [] Mitigated Neg. Dec.: []

CMA - TIA Notice: [] NOC: []

TIA Report: [] NOD: []

Scoping Notice: [] NEPA: []

NOP: [] EIR Type: Project EIR

General Distribution Issues Resolutions Details Area Unit Count

Activity for CEQ2008-01060

Description	Menu Code	Date1	Date2	Date3	Disp	Done By	Notes
Application Received	A0005			3/13/2008		KRIL	
Meeting - Proj. Clear. Comm	A0030			3/24/2008		KRIL	Proim review (see PLN2008-06947)

Task List View/Add Activities

FORTY NINERS STADIUM, LLC
4949 Centennial Blvd.
Santa Clara, CA 95054

WELLS FARGO BANK, NA
11-24/1210

10533

3/7/08

PAY TO THE
ORDER OF

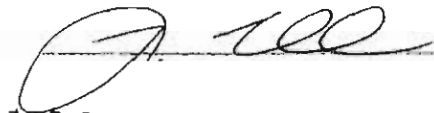
CITY OF SANTA CLARA

\$ 14,113 -

FOURTEEN THOUSAND ONE HUNDRED THIRTEEN & - 00/100 DOLLARS

Check void after 90 days

MEMO



⑈010533⑈ ⑆121000248⑆ 4121394266⑈

SF STADIUM, LLC

10533